

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, MARCH 14, 2023**

BOARD MEMBERS

| | |
|------------------|----------------|
| Heath Birkendahl | President |
| Deborah Finkel | Vice President |
| Brian Finerty | Treasurer |
| Haris Volos | Secretary |
| Robert Newman | Director |

OTHERS PRESENT

| | |
|-------------------|-------------------------------------|
| Bill Hubbard | Community Management Services, Inc. |
| Lisa Steingart | HOA Election Solutions |
| Cecil Simon | HOA Election Solutions |
| Maryalice Heim | Landscape Committee |
| Sheba Solomon | Landscape Committee |
| Olga DeTorres | Owner |
| Linda Ochinero | Owner |
| Howard Lyons | Owner |
| Ann and Jim Kilty | Owners |
| Carolyn Ratcliff | Owner |
| Amr Mourod | Owner |

ITEM I – Order

The meeting was called to order at 6:30PM.

ITEM II – Introduction

The Board and management introduced themselves to the membership.

ITEM III – President's and Committee Reports

Heath Birkendahl reviewed the projects and expenses for 2022 and discussed tentative projects scheduled for 2023.

2022 projects – Reserve major expenses

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|---|-----------|-----------|
| Termite control: | \$121,375 | |
| Plumbing repairs (outdoor, interior, and repairs resulting from interior plumbing leaks): | | \$25 580 |
| Landscaping replacements/enhancements: | \$97,000 | |
| Tree removals and replacements | \$10,000 | |
| Irrigation related repairs | \$16,900 | |
| Cement walkway repairs: | \$29,000 | |
| Carport flat roof replacement: | \$85,000 | |
| Exterior repairs and painting on Foxhall Loop/Donovan Ct: | | \$246,000 |
| Asphalt street repairs: | \$8500 | |
| Pool and solar panel repairs: | \$16,000 | |
| Foxhall Loop tennis Court resurface: | \$10,000 | |
| AB326 inspection and repairs: | \$123,000 | |

2022 Major operating expenses

| | |
|------------------------------------|---|
| Master blanket and earthquake ins: | \$153,000 (increasing by 30% in 2023 due to Ashmeade Ct fire) |
| Electricity, gas, and water: | \$464,758 |
| Landscape service: | \$124,938 |
| Management: | \$91,920 |
| Large Tree care: | \$55,353 |

Tentative 2023 major capital improvement projects

AB326 repairs on stairways and balconies

Greenwich Ct tennis court resurfacing

Landscape upgrades to more drought tolerant plants and hardscape

On behalf of the association, Heath also thanked Sheba Solomon and Maryalice Heim for their hard work on the Landscape Committee, Haris Volos for his participation on the Architectural Committee, and Rick Arellanes for overseeing the association's website.

ITEM III –Approval of March 8, 2022 annual meeting minutes

The Board passed a motion approving the minutes from the March 8, 2022 annual meeting of the members.

ITEM IV - Open Forum

The members were given an opportunity to discuss issues with the Board. Any issues that need additional attention will be placed on the agenda for discussion during the next Board meeting.

ITEM V – Adjournment

There being no further business before the Membership of 1600 Hamilton Place Community Association, the meeting was adjourned at 6:59PM.